

CHANGING HOME



Boughton Hall Avenue | Chester | CH3 5EL

£425,000

A exceedingly spacious 4 bedroom 2 bathroom semi detached home set on sought after Boughton Hall Avenue. The property has been extended to the side and rear to now provide 3 reception rooms, kitchen, utility room and cloakroom downstairs. Very large integral garage, parking for several cars and good sized attractive rear garden.

Property Description

LOCATION

The property has an enviable position within popular cul-de-sac very close to Boughton Hall Cricket Club. Boughton is set on the eastern side of the City. There are local shops and public houses close at hand. Chester City Centre is within walking distance along the canal. Access to the main road network is simple.

HALL

Accessed via a UPVC front door and with a UPVC double glazed window, wood effect laminate floor and radiator.

LIVING ROOM

15' 9" x 13' 1" (4.8m x 3.99m) max. With a UPVC double glazed window, picture rail and radiator. Gas fire within a timber mantle.



SITTING ROOM

13' 11" x 10' 5" (4.24m x 3.18m) Set overlooking the rear garden this reception has UPVC double glazed window, full length windows and double doors onto the rear garden. radiator and Karndean floor.



DINING ROOM

8' 11" x 6' 8" (2.72m x 2.03m) With Karndean floor and radiator. UPVC double glazed patio doors to the rear garden.



KITCHEN

16' 4" x 8' 8" (4.98m x 2.64m) With an extensive range of wall and floor units together with a fitted wine rack. Stainless steel sink unit. 4 ring gas hob with stainless steel extractor hood over. Oven and grill. Karndean floor and part tiled walls. UPVC double glazed window. Space for a fridge/freezer.



UTILITY ROOM

10' 1" x 8' 7" (3.07m x 2.62m) plus doorway. With a stainless steel sink unit. Fitted floor and wall units. Space for a washing machine and tumble dryer. Partly tiled walls, radiator and UPVC double glazed door to the rear garden.

CLOAKROOM

With a white WC and wash hand basin. Karndean floor, radiator, extractor fan and recessed spotlights.

BEDROOM 1

17' 7" x 8' 8" (5.36m x 2.64m) With 2 UPVC double glazed windows allowing views over the cricket ground. Radiator and loft access.



EN-SUITE

8' 8" x 4' 11" (2.64m x 1.5m) with a white suite of a WC, wash hand basin and tiled shower cubicle. Frosted UPVC double glazed window, extractor fan and spotlights. Tiled floor, partly tiled walls and radiator.

BEDROOM 2

13' 7" x 10' 2" (4.14m x 3.1m) With fitted wardrobes, radiator and UPVC double glazed window.



BEDROOM 3

10' 1" x 10' 2" (3.07m x 3.1m) With radiator and UPVC double glazed window.

BEDROOM 4 /STUDY

8' 0" x 5' 11" (2.44m x 1.8m) With radiator and UPVC double glazed window.



BATHROOM

6' 1" x 5' 11" (1.85m x 1.8m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. radiator and UPVC double glazed window. Partly tiled walls.

GARAGE

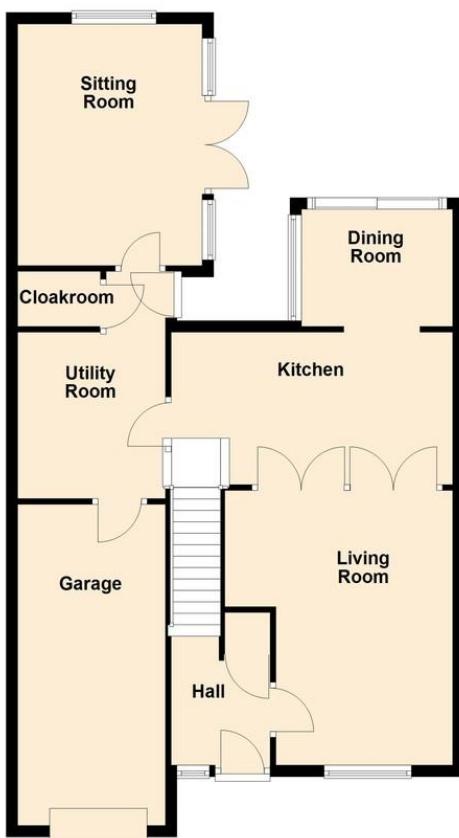
18' 9" x 8' 9" (5.72m x 2.67m) A large integral; garage with electric up and over door. Power and light.

OUTSIDE

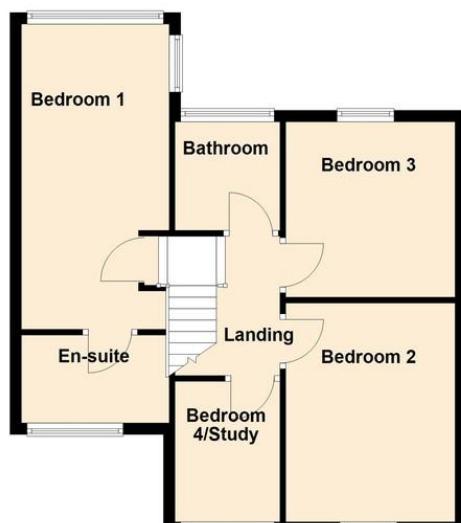
To the front is a lawn and well stocked borders. There is also parking for several cars on a large pre cast concrete drive. To the rear is an attractive good sized garden enclosed with fences and a wall. There is a large lawn, patios and tap.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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